

WAREHOUSE

FOR LEASE



PREMIER LOCATION



35 Love Lane
Netcong, New Jersey

160,650 SF AVAILABLE

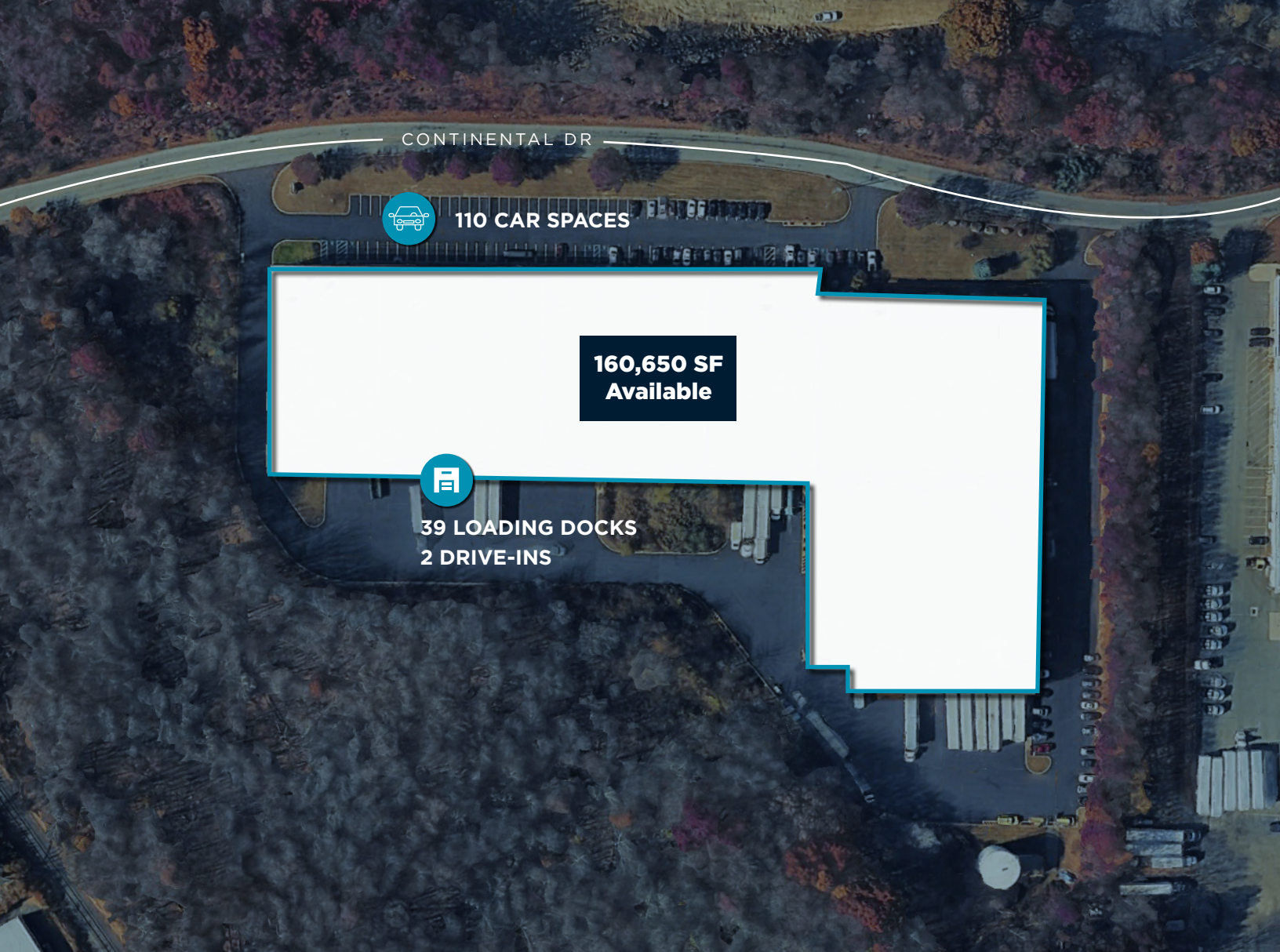
AVAILABLE JULY 1, 2026



Divisible from
40,000 - 160,650 SF



Direct Proximity to
I-80 and Route 46



PROPERTY OVERVIEW



Roof Replacement in 2020



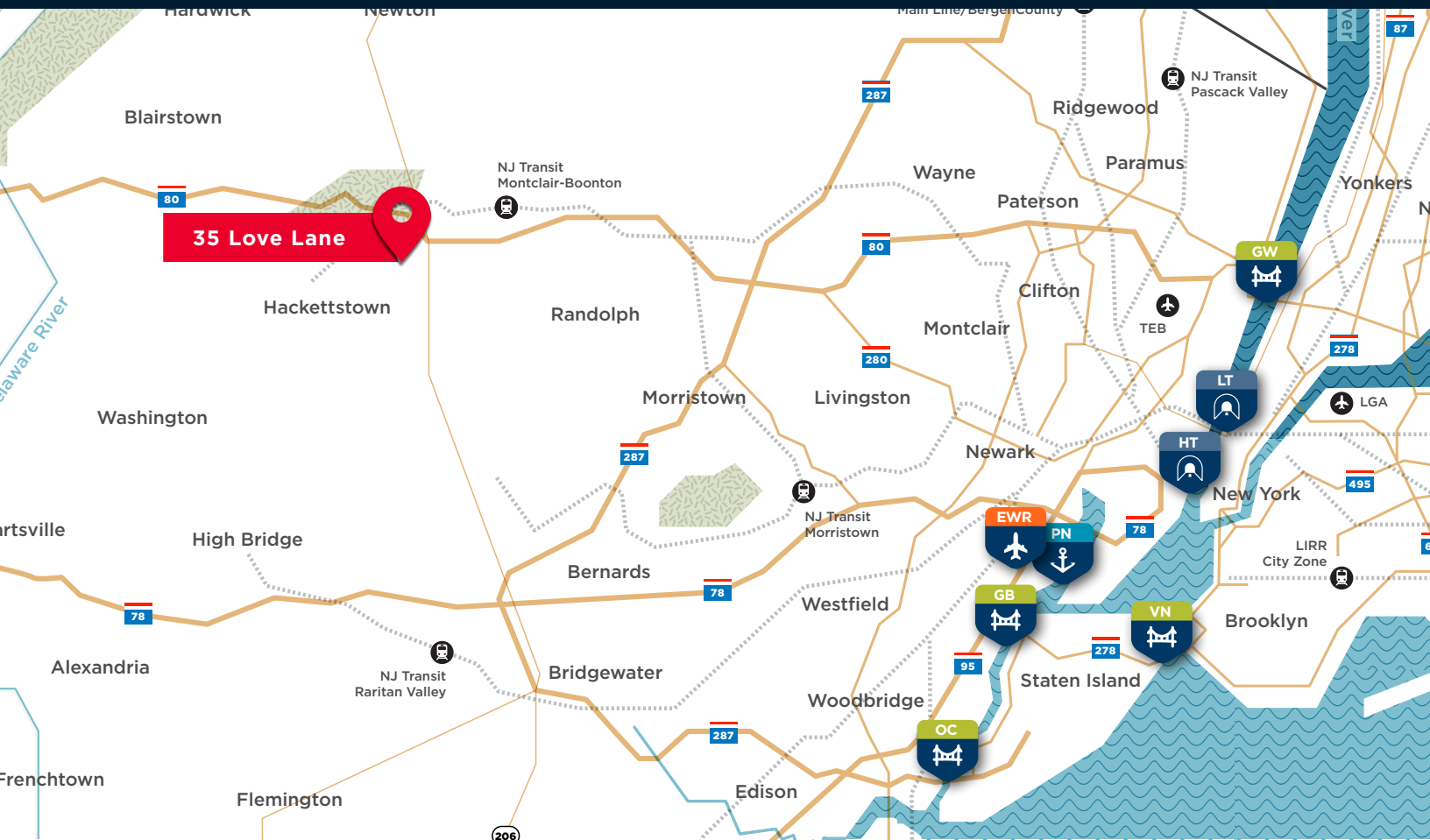
Truck Court & Parking Lot Repaved in 2025

Available SF	160,650 SF Divisible from 40,000 SF
Office	±7,500 SF
Year Built	2000
Loading	39 Loading Docks 2 Drive-Ins
Car Parking	110 Spaces
Clear Height	34
Power	±2,000 Amps
Sprinkler	ESFR

PREMIER LOCATION

A premier Netcong location that is directly off of I-80 and Route 46. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.3 mi
Interstate 80 Exit 27A	0.5 mi
Route 206	1.5 mi
Interstate 287	18 mi
NJ Turnpike	37 mi
Newark Airport	38 mi
Port Newark/Elizabeth	43 mi



40 Minutes
to Newark Airport



45 Minutes
to Port of Newark



50 Minutes
to Midtown NYC





35 LOVE LANE
NETCONG, NJ

CONTACT US

TJ Calderone

Senior Associate

+1 201 669 9248

tj.calderone@cushwake.com

Bill Waxman, SIOR

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

Mindy Lissner, SIOR

Vice Chair

+1 732 261 6319

mindy.lissner@cushwake.com

Jeff Volpi

Senior Director

+1 201 736 8381

jeff.volpi@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

